

314-842-7902

LICENSE TO USE LEASED PARKING SPACE

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This License to Use Lease Parking Space by and between Blu Homeowners Association ("the Association") and Vanice LaRiviere owner ("Homeowner") of condominium # 1010 in Blu CitySpaces Condominium (the "Condominium")

Blu Homeowners Association has entered into a Parking Lot Lease with Centenary Church of St. Louis for the use of parking spaces on property adjoining the Condominium as depicted on **Exhibit A**, which is incorporated herein by reference. The lease extends to January 31, 2012.

The homeowner named above desires to enter into a license agreement to use one (1) Parking Space for the term of the lease (including any renewals, extensions or modifications), of less if terminated earlier according to the terms of this agreement.

The Association hereby agrees to enter in the License Agreement according to the basic terms and conditions described herein and contingent upon mutual agreement and signatures of Homeowner and the Association to all terms.

Now therefore, the Association and Homeowner agree as follows, contingent upon both Homeowner's and the Associations agreement upon and signature to the final License Agreement.

1. Homeowner shall be give License to use (1) Parking Space, which shall be the Parking Space identified as ~~#1011~~ #1010 on the attached **Exhibit A**, to be used according to the terms of the License Agreement.

2. The License Agreement shall be for the term of the Lease (including any renewals, extensions, or modifications thereof), unless earlier terminated as may be provided in the License Agreement.

3. Homeowner shall be obligated to pay the Association the following "License Fee" on a monthly or quarterly basis in advance and in the amount of:

\$80 per month through January 31, 2013 for (1) Parking Space
The amount per Parking Space specified by the Lease in any
Renewals, extensions or modifications to the Lease thereafter.

4. The Association will provide the Homeowner with (1) gate opener and (1) parking tag at the time License Agreement becomes effective. The Homeowner will be responsible for full replacement costs of gate opener and/or tag if they need replaced

for whatever reason. The Homeowner recognizes that the parking tag must be displayed at all times or risk fines and/or towing by the Association with all related expenses being the responsibility of the Homeowner.

5. In addition to the License Fee, Licensee by be required to pay the Association a pro-rata share, based on the number of Parking Spaces to which Licensee has a License, of the costs of operations, repairs and maintenance not covered by Lessor according to the lease and the costs performing Licensor's obligations (other than payment of Base Rent and the obligations regarding initial construction) pursuant to the lease, including without limitation, the costs for maintenance and repair of the gates, the cost of electricity, and the cost of insurance as required by the Lease.

6. Homeowner shall be obligated not to do any actions that could create a default under the lease, and shall not commit negligence or misconduct in its use of the Parking Space, and shall be obligated to indemnify the Association and The Centenary Church of St. Louis against such actions and for any and all damages to the Parking Spaces, property of Blu CitySpaces and property owned by The Centenary Church of St. Louis.

7. Failure by either party to agree upon all terms of, or to execute, the License Agreement may be cause to result in termination of the agreement.

8. Homeowner may terminate this agreement at any time by giving the Association not less than 30 days notice. Upon termination, the homeowner will return any parking tags or gate opener supplied by the Association and acknowledges that unlicensed use of the parking may result in fines and/or towing of their vehicle from the Parking Space with all resulting expenses being the responsibility of the Homeowner.

9. Special Agreements: NONE

HOMEOWNER


Signature

April 16, 2012
Date

with start date of
May 1, 2012

BLU HOMEOWNERS ASSOCIATION

By: _____
Mindy Curry
Community Association Manager
its Authorized Representative

Date